

Delegation meeting - Minutes

- **Date:** 1st November
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams
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Attendees: Cllr Peter Fane (Vice Chair of Planning Committee), Alice Young (AY), Katie Christodoulides (KC), Dean Scrivener (DS)

Apologies: Cllr Henry Batchelor (Chair of Planning Committee)

Minutes approved by: Phil McIntosh (Interim Delivery Manage - West) in consultation with Cllr Fane (Vice Chair of Planning Committee), on 8 November 2022

22/04018/OUT - Fenny Lane Farm, Fenny Lane, Meldreth

Outline Application with all matters reserved other than access for the erection of nine self-build dwellings

Reason for Call-in Request:

Inappropriate use of site, precedent

Key considerations

The case officer (KC) introduced the proposed application noting it was an outline application with all matters reserved for 9 self-build plots. Case officer noted that the Parish had recommended refusal. There is no planning history on this site although it was noted that a number of farm buildings to the west had been converted to dwellings. Case officer explained the site context, using plans and photos, including that it was outside the village framework and therefore, in the countryside. General character of development in the village is linear built form along the existing road network and this proposal includes backland development. Noted that there were 35 letters of objection to the proposal.

The concerns of the Parish and residents were noted. Officers discussed that there is a requirement to meet the need for self build and customer build plots and that there have been some appeal decisions for and against such proposals outside village development frameworks. This need is balanced against the Local Plan spatial policies. Although not major development, the proposal is not insignificant for the village, nor are the policy implications for the Council in terms of meeting the need for self build and custom build plots and balancing this against the spatial policies of the Local Plan. Given there is also a significant level of interest from members of the public, on balance, the interim delivery manager considered the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee

22/01419/FUL - Impington Village College

Area A - Installation of approximately 24m of 2m high wire mesh fencing between the Gropius Building and old Sixth Form Building to include 2 sets of gates to allow vehicle traffic and pedestrians to pass at the start and end of the school day and
Area B - Installation of two 2m high wire mesh fences.

Reason for Call-in Request:

Parish Council requested Listed building impact, visual impact,

Key considerations

The case officer (AY) introduced the proposal and explained the site context with plans and photos. Noted that the Parish had objected to the proposal but not called the application in. Called in by ward member (no longer a Cllr). The case officer noted that the proposal had been amended by altering the alignment and design of the fence which was within the setting of the listed building (Grade I). Noted that the college had concerns regarding security and this was the reason for the application. It was also noted that some fences appear to have been erected without planning permission, although they did not form part of this application (separate matter for compliance team). Conservation officer still had concerns with the amended proposal. 13 representations had been made in relation to the application including 11 objections.

Noted the material consideration of the setting of a Grade I heritage asset, although the proposal itself for a fence so is not significant in scale nor does it raise significant planning policy concerns or significant material planning considerations. The planning history of the site is not complex and whilst there has been some local interest it is not considered significant. On this basis the Interim Delivery Manager considered, the proposal did not warrant referral to the planning committee.

Decision

Do not refer to Planning Committee

22/03419/HFUL - 125 Cottenham Road, Histon

Two storey rear and side extensions and single storey rear extension

Reason for Call-in Request:

Parish Council requested - Overbearing impact, loss of amenity for neighbouring properties and inadequate car parking

Key considerations

The case officer (DS) introduced the application sites and explained the context of the site using plans and photos. Explained relationship with neighbour each side and referenced site photos from both properties. Explained the nature of the extensions and relationship between each dwelling referring to the single and two storey

elements. Shadow diagrams were also referred to, to explain shadowing impacts. Noted that the Parish had called in the application and the neighbours on both sides had objected. Officer noted that there would be no change to existing off street parking arrangements.

The nature of the development is not of a significant scale and there are no significant policy considerations. There are no significant material planning considerations. The planning history is not complex and whilst each neighbour has commented, the level of public interest is not significant. Taking these factors into consideration, it was considered by the Interim Delivery Manager that the proposals did not warrant referral to the planning committee.

Decision

Do not refer to Planning Committee